



PLANNING COMMISSION
Wednesday, December 3, 2025

The regular meeting of the Adams Township Planning Commission was held on Wednesday, December 3, 2025, at the Adams Township Municipal Building located at 690 Valencia Road, Mars, PA 16046.

The meeting was called to order at 4:59 p.m. with the Pledge of Allegiance.

The following members of the Planning Commission were present: Marty McKinney, Jeff McCormick, Jim Craig, Robert Foltz, Liz McMeekin and Marilyn Watson. Also, present were Township Engineer Ron Olsen, Solicitor Sean Gallagher, Township Manager Mike Tylka, Code Enforcement Officer Joseph Julian and Jennifer Ford recording secretary.

APPROVAL OF MINUTES

On a motion by Marilyn Watson and seconded by Robert Foltz, the minutes of November 5, 2025, Planning Commission meeting were approved. All were in favor. Liz McMeekin abstained.

PUBLIC COMMENT

There will be a joint meeting of the Board of Supervisors and Planning Commission on Monday, December 15, 2025, 4:30 to 6:00 p.m. Public is welcome to attend.

OLD BUSINESS

Matilda Fields proposing Tentative Approval

Joe Katruska, who is the Engineer for Matilda Fields was present to speak for Matilda Fields asking for Tentative Approval for the Matilda Fields land development. Mr. Katruska explained that the development will have 103 Single Family Dwellings and 77 townhouses. He stated that a LOMR was done and was approved by FEMA. The 25' buffer yard will be given to the HOA to maintain. There will be a connection to Ruby Way in Amherst Village that will relieve some traffic from Forsythe Road. Snow removal has been addressed, and they had discussions with the school district about busing. The Traffic Engineer from Gateway Engineers said that the Traffic Study done in June 2024 is acceptable. Mr. Katruska said that there is more open space than is required, there will be trails throughout and the pond may possibly be given over to the HOA. Tim Stack, 240 Forsythe Road, Mars disputed the traffic study saying that the study was done in April 2024 and not June 2024. Mr. Stack said there were many hours with no recorded traffic and there was a day with severe weather with flooding of Forsythe that was not in the report. Mike Greca, developer, was asked about the classification of the pond. Mr. Greca said that it was not required to be classified. Mrs. McMeekin asked them to double check on whether the pond should be classified. Carrie Yauch, 105 Brighton Lane, Mars, asked what does the flood plain mean. Mr. McKinney explained that a floodplain is a designated area around a stream or pond that is susceptible to flooding. Floodplains are protected areas that can't be built on. Dale Skoff, 267 Forsythe Road, Mars asked if the layout had changed from the original plans. Mr. Greca said no changes have been made. Mr. Skoff asked if there is a timeline for construction, he is concerned about noise and dust. Mr. Greca said he feels it will take about 5 years. Mr. Skoff asked if this development could bring about a public water

line up Forsythe to protect residents with wells. Amy Werner, 1124 Mars Evans City Road, Mars asked to see where the trails are located. She stated that neighboring kids are trespassing on her property. Mrs. Werner also asked if a soil test was done, the property was once a junkyard. Mr. Greca said a soil test would be done.

On a motion by Jim Craig and seconded by Jeff McCormick, Matilda Fields was given Tentative Approval. All were in favor.

Brickyard Park Holdings No. 4

Proposing a Mixed-Use Building and Apartment Building

The location is 180 Brickyard Road

Brickyard Park Holdings cancelled their Zoning Hearing Board Meeting. No one was in attendance tonight to represent them.

On a motion by Marilyn Watson and seconded by Liz McKinney, Brickyard Park Holdings No. 4 was recommended for denial due to not having enough property for the proposed plans and no access to Rt. 228.

NEW BUSINESS

Tenacity Trail Subdivision

Bob Melnick, Engineer, presented the subdivision for pre-approval. Shared maintenance agreement has been submitted. The Single-Family Homes will be on wells and public sewage. Mr. Olsen asked about Emergency Vehicles having the ability to turn around. Beniah Tucci said the road is 22' wide, there will be space to turn around.

On a motion by Jeff McCormick and seconded by Marilyn Watson, Tenacity Trail Subdivision was tabled due to submitted materials received too late.

OTHER

Draft Ordinance for Conditional Use of Townhouses in the Overlay District

Phil Barton, 189 Brickyard Road, Mars asked for an explanation of Section 3. A. ii. "A parallel access road situated between the Commercial Use and the townhome development". Mr. Gallagher explained that Brickyard Holdings does not have the space to build an access road pertaining to this item.

On a motion by Marilyn Watson and seconded by Jim Craig, the Draft Ordinance for Conditional Use of Townhouses in the Overlay District was approved to move to the Board of Supervisors.

Draft Ordinances

1. Change of Use and Application Process

2. Commercial Development Lighting

3. Overlay expansion at intersections

On a motion by Liz McMeekin and seconded by Robert Foltz, the meeting was adjourned at 6:10 p.m. All were in favor.